

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JANUARY 11, 2022

PUBLIC HEARING: 1:30 P.M.

CITY COUNCIL CHAMBER (CITY HALL - 1E07) OR VIA TELECONFERENCE

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on January 11, 2022 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the City Planning Commission certifies that it will convene a meeting on January 11, 2022 at 1:30 pm via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Commission and that are not able to be postponed to a meeting due to a legal requirement or deadline in the Comprehensive Zoning Ordinance that cannot be changed. All efforts will be made to provide for observation and input by members of the public.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

Zoning Docket 112/21

Applicant(s): 3030 Canal Street, LLC

Request: Conditional use to allow components of a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District

Overlay zoning district(s): HUC Historic Urban Corridor Use Restriction Overlay District

Property description: Square 632, Lots 11, 12, 24, 15, and 16, in the First Municipal District, bounded by South Salcedo Street, South Gayoso Street, Cleveland Avenue, and Canal Street

Municipal address(es): 118-120 South Salcedo Street, 117 South Gayoso Street, and 3023 Cleveland Avenue

Zoning Docket 001/22

Applicant(s): Treyton J. Diggs

Request: Text amendment to Article 12 of the Comprehensive Zoning Ordinance to classify “animal hospital” as a permitted use in the HU-B1A Historic Urban Neighborhood Business District

Location: This application would affect all HU-B1A Historic Urban Neighborhood Business Districts

Zoning Docket 002/22**Applicant(s):** Corinna L. Chaney and Michele Maso**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family District to an HU-RM1 Historic Urban Multi-Family Residential District**Overlay zoning district(s):** None**Property description:** Square 249, Lot 1, in the Fourth Municipal District, bounded by Washington Avenue, Baronne Street, Carondelet Street, and Sixth Street**Municipal address(es):** 1720-1722 Washington Avenue**Zoning Docket 003/22****Applicant(s):** Fortuna Land Holdings, LLC**Request:** Affordable Housing Planned Development in an MU-2 High Intensity Mixed-Use District**Overlay zoning district(s):** None**Property description:** Square 547, Lots 16A and 18A, in the First Municipal District, bounded by South Tonti Street, Gravier Street, Perdido Street, and South Miro Street.**Municipal address(es):** 618-626 South Tonti Street**Zoning Docket 004/22****Applicant(s):** Churchill Downs Incorporated**Request:** Amendment to Ordinance No. 22,053 MCS (Zoning Docket 033/05), as amended, to allow sports wagering at the Fair Grounds Race Course, which is located in an HU-RD1 Historic Urban Two-Family Residential District. The specific language proposed by the applicant is:

“Notwithstanding proviso No. 3 in Ordinance No 22053, the applicant shall be authorized to conduct sports wagering in accordance with the acts of the Louisiana Legislature.”

Overlay zoning district(s): None**Property description:** Fairgrounds Racetrack, which encompasses multiple squares and lots generally bounded by Gentilly Boulevard, Fortin Street, Belfort Avenue, Desaix Boulevard, and Esplanade Avenue, in the Third Municipal District**Municipal address(es):** 1751 Gentilly Boulevard

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website (www.nola.gov/cpc). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.

December 22 and 29, 2021; January 5, 2022

Robert Rivers, Executive Director